



TOWN of RHINEBECK

Zoning Board of Appeals

80 East Market Street, Rhinebeck, NY 12572

Phone: (845) 876-6296 Fax: (845) 876-5885

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Rhinebeck will hold a Public Hearing, pursuant to Section 267 of the Town Law, on the Application of:

Friedman/Henderson - Proposed New Single Family Dwelling Case #941
5 Lower Hook Road, Rhinebeck, NY Grid #: 6170-00-258637

The Zoning Enforcement officer has reviewed the application for the proposed construction of a new single family dwelling. The property is located in a RA10 zone. The application does not meet several of our Town zoning laws.

1. The Zoning setbacks in the RA10 zone requires a 150 foot front yard setback, proposed house does not meet this requirement; The house is situated 143 feet from front property line, and a Variance of 7 feet is required, Reference 125-21 & - 22
2. The Zoning setbacks in the RA10 zone requires a 100 foot side yard setback, this proposed house does not meet this requirement; The house is situated 55 feet to the side property line, a Variance of 45 feet is required, Reference 125-21 & -22

Please note that this proposed project may also require Planning Board Approvals:

Project will require a Pre-Submission Conference with Planning Committee to review requirements in two Overlay Districts for possible Site Plan and/or Special Use Permit approvals from the Planning Board. The property is situated in both the Mid-Hudson Shore Lands Scenic District & the Local Waterfront Revitalization Area,

Said Hearing will be held on Wednesday, November 2, 2016 at 7:45 p.m. in the Town Hall, 80 East Market Street, Rhinebeck, NY 12572.

The Zoning Board of Appeals, at said time and place will hear all persons or their agents in support of, or any objections to this matter.

By Order of the ZBA,

Nancy Habinowski
Zoning Board of Appeals Secretary

October 26, 2016